

## Chapter 15A-10 - OPEN SPACE DISTRICT

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## Chapter 15A-10 - OPEN SPACE DISTRICT

### 15A-10-01 Purpose and Development Review

- A. **Purpose.** The Open Space District (OS) is designed to provide for an enhanced natural environment, protecting the City's limited natural and developed open spaces from further intrusions. The intent of the Open Space District is to establish areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas that would be contrary to the objectives and characteristics of this zone.
- B. **Development Review.** All developments within the Open Space District shall be reviewed and approved by the Planning Commission. The Planning Commission shall review all requests for public facilities including parks, pavilions, trails, equestrian areas, and indoor/outdoor recreation centers within this District. During the review process, the Planning Commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the Planning Commission upon consultation with the Parks and Recreation Department and in compliance with the City's Water Efficient Landscaping Ordinance.

### 15A-10-02 Permitted Land Uses in the Open Space District

- A. **Matrix Explanation.** The matrix below lists all permitted uses within the Open Space District. The letters "P", "C", or "N" shall mean "Permitted", "Conditional", or "Not Permitted" respectively. For those letters that are followed by a slash "/", the second letter shall indicate those location restrictions for business located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

B. **Table of Uses.**

Table 15A-10-02 - Uses in Open Space District	
Uses	District
	OS
Accessory Apartments	N
Accessory Structure (unless otherwise specified)	N
Accessory Residential Use (unless otherwise specified)	N
Agriculture	P
Alcoholic Beverage Entertainment	N
Alcoholic Beverage Class A License	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Alcoholic Beverage Class B License	N
Alcoholic Beverage Class D License	C <sup>1</sup>
Alcoholic Beverage Class E License	C <sup>1</sup>
Alcoholic Beverage Package Agency	N
Alcoholic Beverage Private Club License I	N
Alcoholic Beverage Private Club License II	N
Alcoholic Beverage State Liquor Store	N
Alzheimer's Facility	N
Ambulatory Surgical Facility	N
Ancillary Commercial as part of a mixed use building	N
Ancillary Commercial as a stand alone use	N
Animal Hospital, Veterinary Office	N
Animal Kennel, Commercial	N
Arcade	N
Art Gallery	N
Artists Studio	N
Athletic, Tennis, Health Club	N
Assembly, High Tech	N
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N
Auto, Truck, RV, Equipment Sales & Rental	N
Auto, Truck, RV, Equipment Storage	N
Automotive Dealerships (new cars and light trucks) Sales and Service Agencies	N
Automotive Dealerships (used cars and light trucks)	N
Automotive Rental and Leasing Agencies	N
Automotive Service (Lube and Oil)	N
Automotive Parts Sales	N
Automotive Service and Repair - Major	N
Automotive Service and Repair - Minor	N
Automotive Self-Service Station	N
Automotive Service Station	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Bed and Breakfast Facility	N
Birthing Center	N
Boarding House	N
Botanical and zoological gardens	C
Building Lots that do not have Frontage on a Public Street	N
Business or Financial Services	N
Car Wash and Detailing Shops	N
Cemetery, Columbarium, Crematory, Mausoleum	C
Commercial Center, Regional	N
Commercial Repair Services	N
Commercial, Convenience Store	N
Commercial Retail Sales and Services	N
Commercial, Heavy	N
Commercial, Parking Garage	N
Commercial, Specialty	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N
Community Correctional Facility	N
Conference and Convention Facilities	N
Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under a Jordan River Parkway Authority	P
Convenience Sales and Services	N
Correctional Facility	N
Comprehensive Mental Health Treatment	N
Congregate Care Facility	N
Crematory, Embalming Facility	N
Dance Hall, Discotheque	N
Day Care, Adult	N
Day Care, Group	N
Dwelling, Multiple Unit - Transitional Care Development	N
Dwelling, Duplex	N
Dwelling, Earth Sheltered	N
Dwelling, Group Planned	N
Dwelling, Multiple Unit	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Dwelling, Single Family	N
Educational Facility with Housing	N
End Stage Renal Disease Facility	N
Equestrian Facilities	C
Equipment Sales and Services	N
Extended Living Areas	N
Forests	C
Fraternity or Sorority House	N
Historic Preservation	C
Homeless Shelter	N
Home Health Agency	N
Home Occupation, Category I	N
Home Occupation Category II	N
Hospice	N
Hospital	N
Hotel, Motel	N
Industry, Light	N
Industry, Medium	N
Jail	N
Juvenile Detention Facility	N
Juvenile Secure Facility	N
Laboratories, Development and Testing	N
Library	N
Manufactured Homes	N
Medical and Health Care Offices	N
Mixed Use, Residential and Office Use	N
Mixed Use Commercial/Residential Development	N
Mobile Homes	N
Model Home	N
Mobile Home Park	N
Mortuary, Funeral Home	N
Multi-Family, 8 U/A	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Nursing Care Facility	N
Nursing Home, Convalescent Home, and Rest Home <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Office, Administrative, Corporate, and General	N
Open air theaters and meeting places	C
Open Space in Sensitive Area Overlay Zone	C
Park and Ride Facilities	N
Park and Ride Facilities on Arterial Streets	N
Parks	C
Pawn Shop	N
Permanent Make-Up	N
Planned Unit Development	N
Plant Nursery	N
Playgrounds	C
Prison	N
Protective Housing Facility	N
Prototype Production Facilities	N
Public and private parks and recreation areas including but not limited to playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools.	C
Publicly dedicated open space	C
Public Service	C
Public Utility Station	C
Reception Center	N
Recreation Center	C
Recreation, Indoor	C
Recreation, Outdoor	C
Recreational Vehicle Park	N
Recyclable Materials Collection/Drop-Off Facility	N
Rehabilitation/Treatment Facility	N
Religious or Cultural Activity	N
Research, Business and Scientific	N
Research Park	N
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N

**Table 15A-10-02 - Uses in Open Space District**

Uses	District
	<b>OS</b>
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Residential Lease, Short Term	N
Residential Health Care Facility, Residential Care Facility	N
Restaurant	N
Restaurant, Drive-up Window	N
School, Commercial	N
School, Commercial (Low-Impact)	N
School, Private or Quasi-Public	N
School, Public	N
Sculpture Park	P
Sheltered Workshop	N
Skate Park	C
Small Health Care Facility	N
Social Detoxification Facility	N
Social or Reception Center	N
Storage (Mini-Storage) Facilities	N
Street Vendors	N
Tattoo Parlor	N
Trade or Vocational School	N
Transitional Care Development	N
Transitional Housing Facility <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N
Twin Home	N
Theater	N
Warehouse, Wholesale	N
Veterinary Hospital, Small Animal	N
Zero Lot Line Development (Detached Only)	N
Zero Lot Line Development	N

**C. Explanatory Notes.**

1. Permitted as a conditional use only within golf course grounds and facilities. Not permitted in



other facilities or uses in the Open Space District.